GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind & Com – Allotment of 13.74 acre in Harbour Park, Beach Road, Visakhapatnam by APIIC, on 99 years lease basis to M/s. LuLu International Shopping Malls Pvt. Ltd (LISM), for development of Mega shopping mall (13.5 Lakh sft) on 99 years lease period - In-principle approval for allotment of 4.15 acre land to M/s LISM on lease basis for development of shopping mall {2.32 Lakh sft} - Orders – Issued.

==========

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 137 Dated: 27-07-2025

Read the following;

1. G.O.Ms.No.45, Ind. & Com (Infra) dept., dt:26.03.2025.
2. Proposal of M/s. LuLu International Shopping Malls Pvt. Ltd (LISM) of July 2025.
3. Minutes of the 11th State Investment Promotion Committee meeting held on 12.07.2025.
4. Minutes of the 8th State Investment Promotion Board meeting held on 17.07.2025.
5. Bilateral meeting between M/s Lulu International Shopping Malls Pvt Limited and the GoAP held on the sidelines of UAE-INVESTOPIA event held in Vijayawada on 23.7.2025.

@@@@

ORDER:

In the G.O. 1st read above, Government ordered the VMRDA to transfer the possession of 13.43 acre of Harbour Park Lands in Visakhapatnam back to APIIC and authorize the APIIC to evaluate the proposal of M/s Lulu Group International and finalize with the approval of the competent authority. Further, the VC&MD, APIIC was instructed to examine all the court cases on the subject land and comprehensively examine the proposal of the M/s Lulu Group and take the approval of the competent authority for early implementation of the project.

2. Vide reference-2 read above, M/s. LuLu International Shopping Malls Pvt. Ltd (LISM) has requested for allotment of land for establishment of shopping malls in Visakhapatnam and Vijayawada and the details of the proposal are as follows:

Proposal of M/s LuLu in Visakhapatnam**:**

i. Land: 13.83 acre, Harbour Park, near Beach Road, Visakhapatnam
ii. Facilities to be created:
    a. Development of Shopping Mall Built-up area: 13.50 Lakh sft

(P.T.O.)

b. Shopping Mall (G+3) – 13.50 Lakh sft
c. Parking area (2,000 vehicles) – 6 Lakh sft
d. Lulu Anchor shops – 1.70 Lakh sft
e. Leasable to outsiders – 3.30 Lakh sft

iii. Project cost: INR 1,066 Cr
iv. Completion in 3 Years (i.e. December 2028)
v. Request to allot lands on 99 years lease basis; 99 years Lease: Rent-free period of 3 years or till the date of opening of the shopping mall, whichever is earlier (Increment of 10% in the rent every 10 years).

Proposal of M/s Lulu in Vijayawada**:**

i. Land extent : 4.15 acre.
ii. Facilities to be created
a. Built-up area: 2.32 Lakh sft
b. Shopping Mall (G+3) – 2.32 Lakh sft
c. Parking area- 200 vehicles
d. Retail shops – 120
e. Leasable to outsiders – 1.34 Lakh sft
iii. Project cost: 156 Cr
iv. 65 years lease which is extendable for another 33 years - Rent-free period of 3 years or till the date of opening of the shopping mall whichever is earlier

3. Accordingly, the request of the M/s. LuLu International Shopping Malls Pvt. Ltd (LISM) has been placed before the State Investment Promotion Board (SIPB) meeting held on 17.07.2025 with the recommendations of the State Investment Promotion Committee (SIPC) held on 12.7.2025.

4. In the reference 4th read above, the SIPB, after a detailed discussions on the request of M/s. LuLu international Shopping Malls Pvt. Ltd (LISM) and SIPC recommendations, has opined that the continuation of the project in Visakhapatnam, will instil confidence in the investors and maintain continuity of policy implementation.

5. Accordingly, the SIPB, has concurred with the recommendations of the SIPC, on the proposal submitted by M/s LuLu International Shopping Malls Pvt. Ltd. (LISM) allotment of 13.74 acre in Harbour Park, Beach Road, Visakhapatnam on 99 years lease basis and observed / recommended as below:-

i. The present request proposal of M/s LISM has to be processed, by the Council of Ministers as a special case, as the original allotment of project to M/s LISM has been cancelled subsequently by the Council of Ministers and also, the present proposal has been evaluated by the APIIC, as instructed vide GO MS No.45 dated 26.3.2025

Contd..3…

ii. Further, the present proposal of M/s LISM is more-or-less on the lines of the previous proposal, which has been finalized, based on the transparent tendering process and the present request can be considered as an extension of the previously approved proposal and any changes are attributable to the developments, post-award of the project and subsequent cancellation thereon.
iii. The request of M/s LISM is broadly in alignment with the provisions of the "Andhra Pradesh Tourism Land Allotment Policy 2024–2029, as far as the allotment of lands on lease basis is concerned.
iv. The SIPB has recommended that the allotment of lands, as a continuation of the approval given in 2019, are considered. APIIC will adopt the Land leasing model as per "Andhra Pradesh Tourism Land Allotment Policy 2024–2029" for pricing the land, duly considering the request of 3-year lease-free period for implementation of the project, as a special case as per GO MS No.97, III&C Department 08.11.2019.
v. The APIIC and Revenue Department to take necessary action to attend the court cases on priority basis.

6. Similarly, the SIPB, after a detailed deliberation on the proposal submitted by M/s LuLu International Shopping Malls Pvt. Ltd. (LISM) for the allotment of 4.15 acres at Vijayawada for the development of shopping mall, has recommended the following:-

i. Instructed the department to include the Malls and Restaurants, of a particular size of investment or a particular brand, having tourism potential, within the purview of Andhra Pradesh Tourism Land Allotment Policy 2024–2029 to attract further investments in the domain.
ii. Accordingly, recommended for In-principle allotment of land to M/s LISM on lease rental basis, as per the provisions of Andhra Pradesh Tourism Land Allotment Policy 2024–2029".
iii. The Transport Department and APSRTC are requested to examine and transfer the existing structure in the lands requested to the alternate lands identified by the District Collector. The Revenue Department and the District Collector are instructed to hand over the alternate lands to the APSRTC, duly handing over the lands for the project to the Tourism Department.

7. Apropos to deliberations of SIPB, the Department held talks and pursued with the M/s Lulu Group for construction of Shopping mall and convention centre with hotel in Visakhapatnam location, as committed by them in 2019. Vide reference-5 read above, the CMD, M/s Lulu Group has explained that against the initial commitment of a single Shopping Mall cum convention centre in Visakhapatnam, now, the M/s LISM is proposing One Mega Shopping Hall in Visakhapatnam and One Shopping Mall in Vijayawada, besides, proposing to run Central Processing Centre (CPC) at

Contd..3…

Food Park at Mallivalli. They have also responded that they will explore the establishment of tourism projects such as Convention Centre and Hotel, in some other location in Visakhapatnam and in the State and accordingly, requested to consider their present proposal of construction of mega Shopping Mall {13.5 lakh sft} in Visakhapatnam site and facilitate for the construction of Shopping mall {2.32 lakh sft) in Vijayawada.

8. After careful consideration of the decision of the State Investment Promotion Board (SIPB), Government hereby approves the proposals of M/s. LuLu international Shopping Malls Pvt. Ltd (LISM) as follows:-

Project of M/s LISM in Visakhapatnam:

i. Government, approves the allotment of 13.74 acre in Harbour Park, Beach Road, Visakhapatnam by APIIC, on 99 years lease basis, for development of Mega shopping mall (13.5 Lakh sft) with Lulu Super market, Lulu fashion & Lulu Connect, Family Entertainment Center and Leased outlets, etc on 99 years lease period, with a grant of 3 year lease free period for implementation of the project as a special case.
ii. APIIC will adopt the Land leasing model as per "Andhra Pradesh Tourism Land Allotment Policy 2024–2029" for pricing the land, duly considering the request of 3-year lease free period for implementation of the project, as a special case as per GO MS No.97, III&C Department 08.11.2019.
iii. APIIC and Revenue Department shall take necessary action to attend the court cases on priority basis.

Project of M/s LISM in Vijayawada

i. Government approves for In-principle allotment of 4.15 acre land to M/s LISM on lease rental basis for development of shopping mall, as per Andhra Pradesh Tourism Land Allotment Policy 2024–2029".
ii. The Transport Department and APSRTC shall examine and transfer the existing structure in the lands requested to the alternate lands identified by the District Collector.
iii. The Revenue Department and the District Collector shall hand over the alternate lands to the APSRTC quickly, duly handing over the lands for the project to the Tourism Department.

9. The Government, further instructs that the Industry and Commerce Department and APIIC shall provide all the facilitations and take necessary action to ensure that the project is implemented as per the timelines and in case, project proponent is not implementing the project as per the committed timelines, appropriate actions should be initiated accordingly.

Contd..4....

10. Further, the YAT&C Department is instructed to include the Malls and Restaurants, of a particular size of investment or a particular brand, having tourism potential, within the purview of Andhra Pradesh Tourism Land Allotment Policy 2024–2029 to attract further investments in the domain.

11. The Vice Chairman & Managing Director, APIIC, the District Collector, Visakhapatnam and the District Collector, NTR District shall take necessary action accordingly, in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N YUVARAJ
SECRETARY TO GOVERNMENT

To
The VC&MD, APIIC, APIIC Tower, Mangalagiri.
The District Collector, Visakhapatnam
The District Collector, NTR District
The Revenue Department, A.P. Secretariat.
The Transport, Roads & Building Department, A.P. Secretariat
The Youth Advancement, Tourism & Culture Department, A.P. Secretariat.

Copy to:

The M/s. LuLu International Shopping Malls Pvt. Ltd (LISM) through APIIC
The P.S. to Secretary to C.M., A.P. Secretariat.
The P.S. to Hon'ble Minister (I&C and FP), A.P. Secretariat.
The P.S. to Chief Secretary to Government, A.P. Secretariat.
The P.S. to Secretary to Govt. (I&C), A.P. Secretariat.
The GA(Cabinet) Department
Sc/Sf(1797715)

//FORWARDED::BY ORDER//

SECTION OFFICER